

TO LET - INDUSTRIAL

7A GLENGALLAN ROAD

Glenshellach Industrial Estate, Oban, PA34 4HG



Key Highlights

- 10,660 sq ft
- Shared yard and car parking
- 3x Electrically operated roller shutter doors
- Detached premises
- Eaves height of 5.1m
- Office accommodation

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Location

The unit is located within the Glenshellach Industrial Estate, approximately 1.5 miles to the south of Oban Town Centre and the main industrial area within Oban. Oban is located approximately 100 Miles North-West of Glasgow City Centre, and 45 miles South of Fort William. The area is accessed via A816 which in turn connects to the A85. Nearby occupiers include MKM Building Supplies, Travis Perkins and Booker Wholesale.

Description

The unit comprises a detached single storey industrial warehouse of a steel portal frame construction, with a concrete floor and profile metal cladding to the walls and roof.

Internally, the unit benefits from three electric vehicle shutter doors to the southern elevation, as well as a single storey office/amenity area. Above the office area is a temporary mezzanine structure which can be utilised for light storage. Lighting is provided by fluorescent tube lighting. The eaves within the warehouse provide 5.1m of clearance.

Externally, there is a shared concrete yard which provides loading/access, as well as car parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 7A	10,660	990.35	Available
Total	10,660	990.35	

Terms

Terms available on request via the letting agent.

Energy Performance Certificate

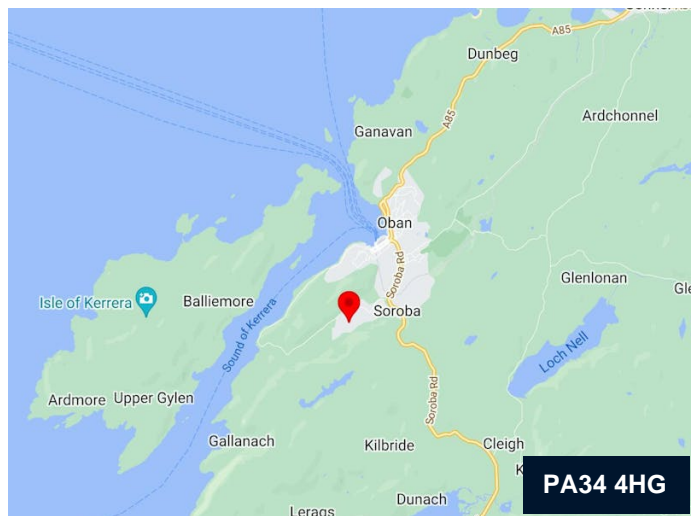
Available upon request.

Legal Costs & VAT

All parties will be responsible for their own legal costs incurred in the transaction. VAT is payable on all costs quoted.

Business Rates

Rates payable: £24,402 per annum
(based upon Rateable Value: £49,000)



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